



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD15-40  
**DATE:** December 3, 2015  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of an Amendment to the existing PUD

**APPLICANT:** Red Rock Land Fund, L.L.C.  
**LOCATION:** NW corner of 12<sup>th</sup> Avenue N.E. and Tecumseh Road  
**WARD:** 6

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider an amendment to the existing PUD to allow for "multi-generational housing within the residential units". This property is currently zoned PUD, Planned Unit Development. This will not require rezoning.

Please join us for a Pre-Development discussion of this proposal on Thursday, December 17, 2015 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

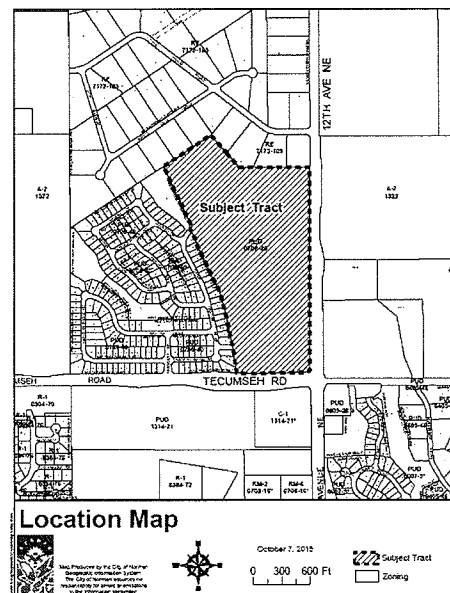
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their January 14, 2016 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 19-40

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> Red Rock Land Fund LLC	<b>ADDRESS</b> c/o Atty Sean Paul Rieger 136 Thompson Drive Norman, OK 73072
<b>EMAIL ADDRESS</b> C/o Atty Sean Rieger, sp@riegerllc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Sean Rieger, 405-329-6070 <b>BEST TIME TO CALL:</b> business hours

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located \_\_\_\_\_  
 NW corner of 12th Ave NE and Tecumseh Road

and containing approximately 63 (total area of PUD) acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

This is merely a proposed revision to the residential Red Canyon PUD in order to allow for  
 multi-generational housing within the residential units. No other changes are proposed.

This proposed development will necessitate (check all that apply): <input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input type="checkbox"/> Land Use <input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rezoning to <u>PUD Amendment</u> District(s) <input type="checkbox"/> Special Use for _____ <input type="checkbox"/> Preliminary Plat _____ (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower	Items submitted: <input checked="" type="checkbox"/> Deed or Legal Description <input checked="" type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Certified Ownership List <input checked="" type="checkbox"/> Written description of project <input checked="" type="checkbox"/> Preliminary Development Map <input type="checkbox"/> Greenbelt Enhancement Statement <input type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>PUD</u> Current Plan Designation: _____	Concurrent Planning Commission Review Requested: <u>P</u> Received on: <u>11-30-15</u> at <u>3:25</u> a.m./p.m. by <u>mt</u>
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30 November 2015

City of Norman  
Planning Department  
201 West Gray  
Norman, OK 73069

**RE: Pre-Development Written Description of Project**

Dear City of Norman,

I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for Preliminary Plat and slight revisions to the Planned Unit Development (PUD zoning district).

The Developer requests to make one change to the PUD governing document in order to allow limited multigenerational housing within the residential single family dwellings in the district. The proposed language is included in the submitted revised PUD.

We respectfully request your support for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,  
**S.P. RIEGER PLLC**

By: Sean Paul Rieger  
Attorney at Law ▪ Architect ▪ Broker